

# COMMITTEE AMENDMENT FORM

DATE: 08/30/ 06

COMMITTEE      ZONING      PAGE NUM. (S) \_

ORDINANCE I. D. #06-O-0959      SECTION (S)

RESOLUTION I. D. #06-R-      PARA.

AMENDS THE LEGISLATION BY ADDING THREE (3) CONDITIONS.

AMENDMENT DONE BY COUNCIL STAFF 8/29/06

City Council  
Atlanta, Georgia

**06-O-0959**

AN AMENDED ORDINANCE  
BY: ZONING COMMITTEE

**Z-06-48**  
Date Filed: 4-11-06

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **3191 and 3193 Paces Ferry Place, N.E.**, be changed from the RL-C(Residential Limited-Commercial) District to the C-3-C (Commercial Residential-Conditional) District, to wit:

ALL THAT TRACT or parcel of land lying and Land Lot 99 of the 17th District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

**CONDITIONS FOR Z-06-48 for 3191 and 3193 Paces Ferry Place, N.E.**

1. Height limitation of 65 feet.
2. Floor area ratio not to exceed 1.5.
3. Parking requirements for C-3 shall be met.

06-0-0959

City Council  
Atlanta, Georgia

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BY: ZONING COMMITTEE

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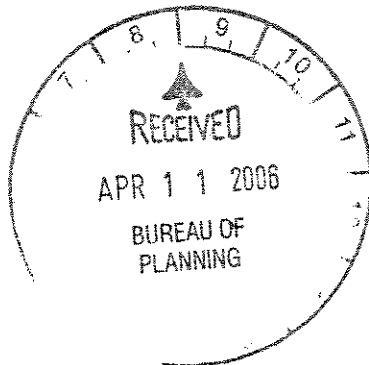
# 3191 PACES FERRY PLACE

## LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 99 of the 17th District of Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at the northeast corner of Paces Ferry Place and Irby Avenue, running thence northwardly along the east side of Paces Ferry Place 50 feet; thence eastwardly 201.85 feet; thence southwardly 50 feet to Irby Avenue; thence westwardly following the north line of Irby Avenue 201.85 feet to the point of beginning; being improved property with a house thereon known as No. 3191 Paces Ferry Place, N.W., according to the present system of numbering houses in the City of Atlanta, Georgia.

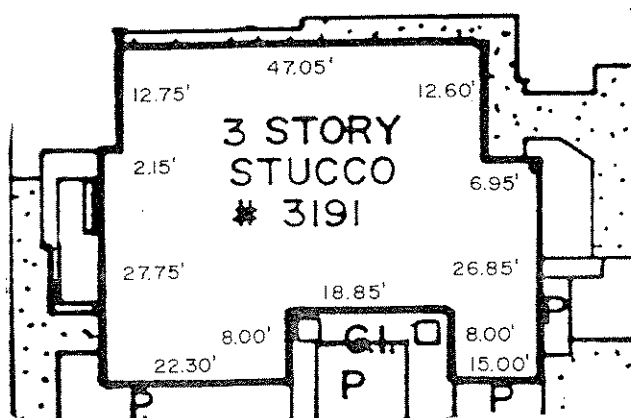
Being the same property conveyed to Bruce H. Foster by deed from Will Hays Pickett, Jr., dated August 15, 1986, filed for record August 18, 1986 at 3:58 p.m., recorded at Deed Book 10279, page 13, Fulton County Records.



Z-06-48

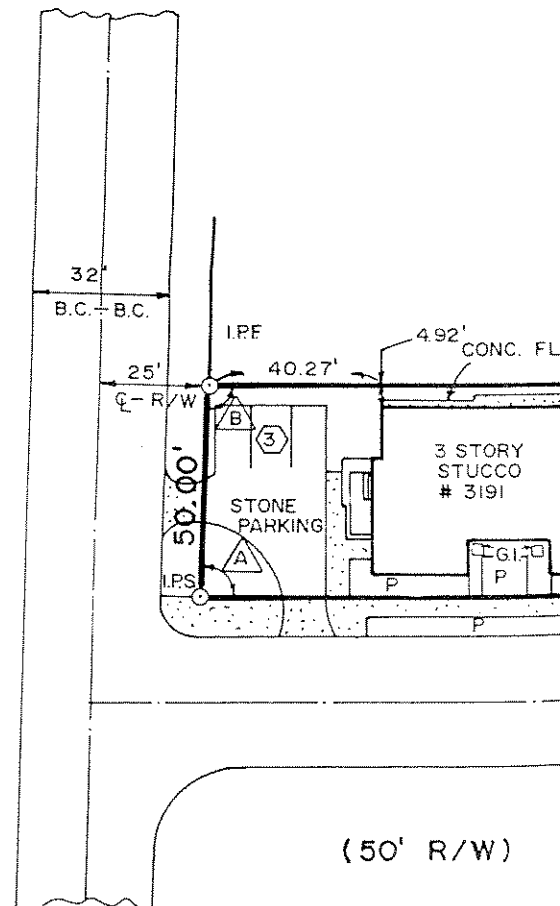
MAGNETIC

### DIMENSION DETAIL FOR 3191 PACES FERRY PLACE, N.W.



N.T.S.

(50' R/W) PACES FERRY PLACE (32' B.C. TO B.C.)



(50' R/W)

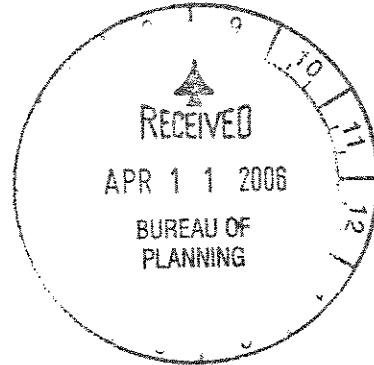
3193 PACES FERRY PLACE

EXHIBIT A

Legal Description of Property

ALL THAT TRACT OR PARCEL OF LAND lying and being in The City of Atlanta in Land Lot 99 of the 17<sup>th</sup> District, Fulton County, Georgia; and being more particularly described as follows:

BEGINNING on the east side of Paces Ferry Place fifty feet (50') north of the northeast corner of Paces Ferry Place and Irby Avenue; running thence north along the east side of Paces Ferry Place fifty feet (50'); running thence east two hundred one and eighty-five hundredths feet (201.85'); running thence south fifty feet (50'); running thence west two hundred one and eighty-five hundredths feet (201.85') to the east side of Paces Ferry Place at the point of beginning; being the improved property known as No. 3193 PACES FERRY PLACE, N.W., according to the present numbering of houses in Atlanta, Georgia.

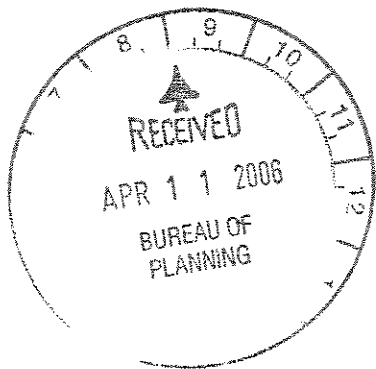


Z-06-40

According to City of Atlanta FIRM Map# 135157 0016 C, 03/04/87,  
this property IS NOT in a designated "FLOOD HAZARD" area.

C. WORTHY & ASSOCIATES  
377 SOUTH ATLANTA ST.  
ROSWELL, GA 30075  
(770)552-4201

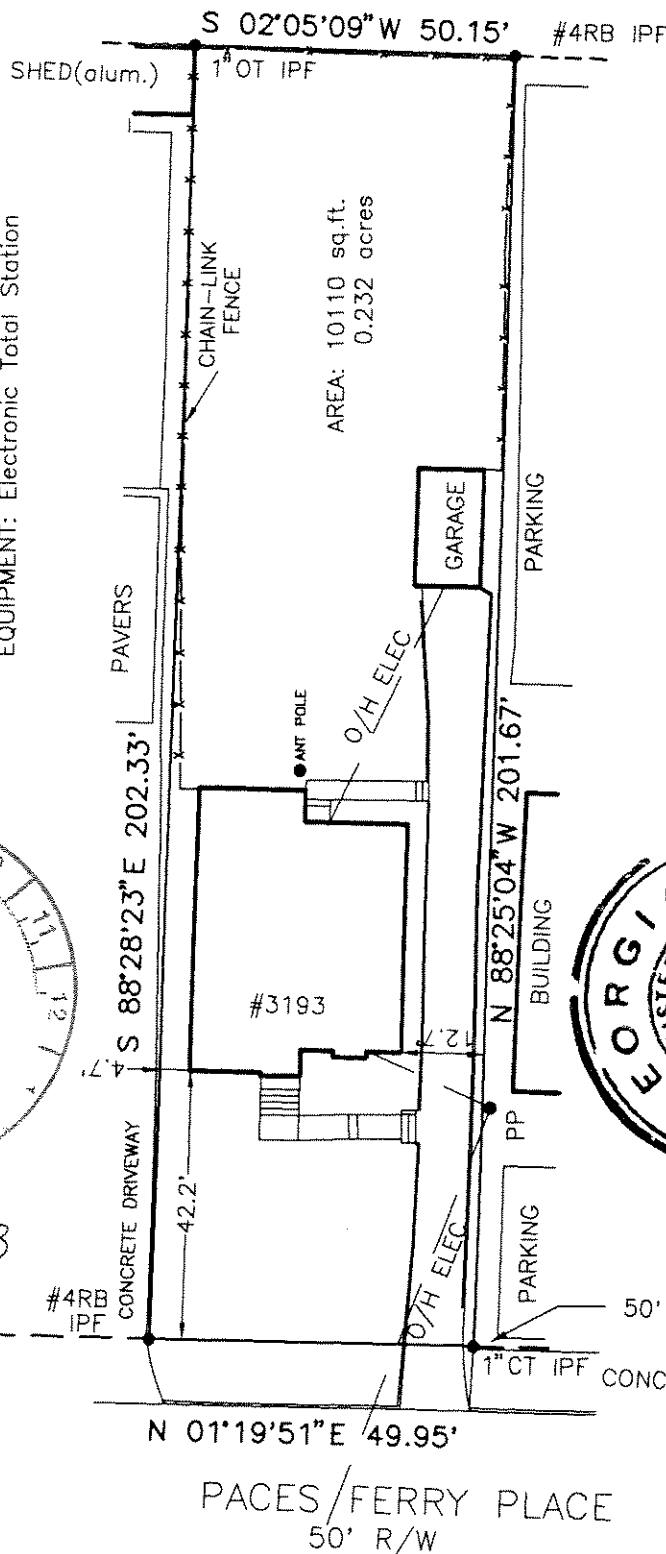
LEGEND  
IPF IRON PIN FOUND  
P PLANTER  
OT OPEN TOP  
RB RE-BAR  
R/W RIGHT-OF-WAY



THE FIELD DATA UPON WHICH THIS MAP OR  
PLAT IS BASED HAS A CLOSURE PRECISION  
OF ONE FOOT IN 13209 FEET  
AND AN ANGULAR ERROR OF NA  
PER ANGLE POINT, AND WAS ADJUSTED  
USING LEAST SQS. RULE.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR  
CLOSURE AND IS FOUND TO BE ACCURATE WITHIN  
ONE FOOT IN 150921 FEET.

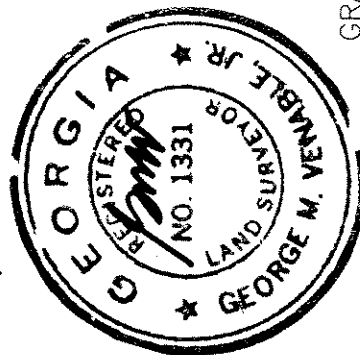
EQUIPMENT: Electronic Total Station



AREA: 10110 sq.ft.  
0.232 acres

SURVEY FOR:

RYLAND W. KOETS  
LAND LOT 99 17TH DISTRICT  
FULTON COUNTY, GEORGIA  
SCALE: 1" = 30'  
DATE: 02/04/99



GRAPHIC SCALE



Subsurface and environmental conditions  
were not examined or considered as a part  
of this survey. No statement is made  
concerning the existence of underground or  
overhead facilities that may affect the use  
or development of this tract.

The surveyor has made no investigation or  
independent search for easements of record,  
encumbrances, restrictive covenants, ownership  
title evidence, or other facts that an accurate  
and current title search may disclose.

Note:  
The surveyor is not responsible for the correctness or  
sufficiency of the location and arrangement of underground  
utilities and structures. Utilities and structures not shown  
may be encountered. The contractor shall ascertain  
the TRUE location of any underground utility or structure.

RCS# 231  
5/01/06  
3:04 PM

Atlanta City Council

REGULAR SESSION

MULTIPLE 06-O-0952, 0953, 0954, 0955, 0956, 0957,  
06-O-0958, 0959, 0960, 0961, 0962 & 0967  
REFER

YEAS: 11  
NAYS: 0  
ABSTENTIONS: 0  
NOT VOTING: 4  
EXCUSED: 0  
ABSENT 1

Y Smith	Y Archibong	Y Moore	Y Mitchell
B Hall	Y Fauver	Y Martin	NV Norwood
Y Young	Y Shook	Y Maddox	Y Willis
NV Winslow	Y Muller	NV Sheperd	NV Borders

MULTIPLE